098.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,111,900 / 1,111,900
					USE VALUE:	1,111,900 / 1,111,900
					ASSESSED:	1,111,900 / 1,111,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOGAN BARRY E & CELESTE P
Owner 2:	
Owner 3:	
Street 1:	12 BRADLEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OWAYDA SLEIMAN & SUZANNE -
Owner 2:	TRUSTEES/OWAYDA REALTY TRUST -
Street 1:	12 BRADLEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,378 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1997, having primarily Clapboard Exterior and 3453 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8378.000	642,000		469,900	1,111,900
Total Card	0.192	642,000		469,900	1,111,900
Total Parcel	0.192	642,000		469,900	1,111,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.01 | /Parcel: 322.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64058
GIS Ref	
GIS Ref	
Insp Date	10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	642,100	0	8,378.	469,900	1,112,000	1,112,000	Year End Roll	12/18/2019
2019	101	FV	491,200	0	8,378.	469,900	961,100	961,100	Year End Roll	1/3/2019
2018	101	FV	491,200	0	8,378.	402,800	894,000	894,000	Year End Roll	12/20/2017
2017	101	FV	491,200	0	8,378.	376,000	867,200	867,200	Year End Roll	1/3/2017
2016	101	FV	491,200	0	8,378.	322,200	813,400	813,400	Year End	1/4/2016
2015	101	FV	480,200	0	8,378.	288,700	768,900	768,900	Year End Roll	12/11/2014
2014	101	FV	480,200	0	8,378.	267,200	747,400	747,400	Year End Roll	12/16/2013
2013	101	FV	480,200	0	8,378.	254,800	735,000	735,000		12/13/2012

!7982!

PRINT

Date	Time
12/10/20	22:34:37

LAST REV

Date	Time
05/07/19	15:14:11
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7982

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OWAYDA SLEIMAN	59423-573		6/29/2012		829,000	No	No		
OWAYDA SLEIMAN	41144-531		10/8/2003	Family	99	No	No		
G K DEVELOPMENT	27270-169		5/5/1997		445,000	No	No		Y

USER DEFINED

Prior Id # 1:	64058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2016	1008	Redo Kit	28,500		7/19/2016			Kitchen.
4/19/2002	288	Alterati	25,000	O		G4	GR FY04	ADD MUDROOM/WDK-FI
7/2/1996	482		150,000					NEW SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
3/19/2009	Meas/Inspect	372	PATRIOT
11/18/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
5/9/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8378		Sq. Ft.	Site		0	70.	0.80	4									469,936						469,900	

Total AC/HA: 0.19233 | Total SF/SM: 8378 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 469,936 | Spl Credit | Total: 469,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06273580
Const Adj.:	0.99495000
Adj $ / SQ:	132.171
Other Features:	120611
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655116
Depreciation:	13102
Depreciated Total:	642014

COMMENTS

PDAS-WHIRLPOOL DOUBLE SINKS IN MASTER BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

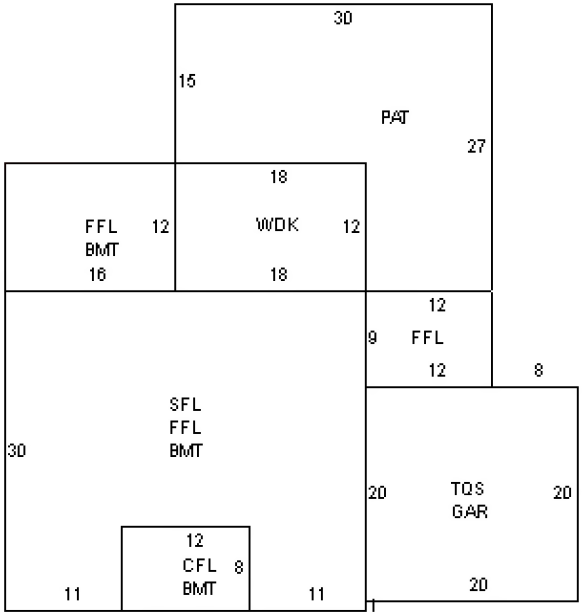
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.93
Special Features:	0	Val/Su Net:	129.28
Final Total:	642000	Val/Su SzAd	252.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,224	132.170	161,777
BMT	Basement	1,212	58.980	71,485
SFL	Second Floor	924	132.170	122,126
PAT	Patio	594	2.870	1,703
GAR	Garage	400	21.140	8,457
TQS	3/4 Story	300	132.170	39,651
WDK	Deck	216	10.580	2,284
CFL	Cathflr	96	138.780	13,323
	Net Sketched Area:	4,966	Total:	420,806

Size Ad	2544	Gross Are	5066	FinArea	3453

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	